

## MINUTES OF KU-RING-GAI LOCAL PLANNING PANEL MEETING HELD ON MONDAY, 15 DECEMBER 2025

Present: Chairperson (The Hon. David Lloyd KC)  
Expert Panel Member (Heather Irish)  
Expert Panel Member (Michael Mason)  
Community Member (Sara Rafiee)

Staff Present: Development Assessment Services Manager (Shaun Garland)  
Planning Panels Coordinator (Sascha Solomon)  
PA to Director Development and Regulation (Nicole Kratochvil)

Team Leader – Development Assessment (Brodee Gregory)  
Team Leader – Development Assessment (Jonathan Goodwill)  
Independent Consultant Planner (Kimberley Kavwenje) - *Item GB.1 only*  
Independent Consultant Planner (Annabelle Ambrogio) - *Item GB.1 only*  
Executive Assessment Officer (Belinda Newell)  
Senior Development Assessment Officer (Bonnie Yue)  
Heritage Advisor (Leona Goldstein)  
Senior Landscape Development Officer (Robyn Askew)  
Senior Landscape Development Officer (Fiona Ambrosino)  
Development Engineer (Debbie Slavnic)  
Coordinator Environmental Health Services (Joanna Assad)

*The Meeting commenced at 10:06 AM*

### APOLOGIES

An apology was received from the Director of Development & Regulation, Team Leader Engineering Assessment and Team Leader Landscape and Ecological Assessment.

### THE PANEL RESOLVED:

The apologies were accepted and leaves of absence were granted.

### DECLARATIONS OF INTEREST

The Chair advised of the necessity for the panel members and staff to declare a Pecuniary Interest/Conflict of Interest in any item on the Business Paper.

No interests were declared.

**GENERAL BUSINESS**

- KLPP27 **Tulkiyan House - Change of use from a dwelling house to an Information and Education Facility (house museum), access upgrades, amenities building and associated works**

File: EDA0453/25

*Vide: GB.1*

Tulkiyan House - Change of use from a dwelling house to an Information and Education Facility (house museum), access upgrades, amenities building and associated works

**THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, being satisfied that the proposed development would be in the public interest, grants development consent to eDA0453/25 for Tulkiyan House - Change of use from a dwelling house to an Information and Education Facility (house museum), access upgrades, amenities building and associated works, for the reasons provided in the Development Assessment Report, subject to the following change:

Condition 52 is amended to read as below:

**52. Hours of operation**

At all times, the hours of operation are restricted to:

- Supervised public access to the house and gardens:  
No more than 14 times a year and only within the hours of 10am to 4pm (weather permitting) and
- Events:  
No more than 12 events per year for no more than 4 hours public access per event.

**Reason:** To protect the amenity of the area.

- B. Date of Decision: 15 December 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the conditions of consent as amended above.
- D. How community views were taken into consideration: The views of the community were requested by way of notification of the application in accordance with the Council's Community Participation Plan and there were three submissions which were considered as part of this decision.

Voting: Unanimous

KLPP28 **26-30 McIntyre Street, Gordon - Alterations, additions and associated works to an approved residential flat building (an amending Development Application to DA0038/23) under the provisions of SEPP (Housing) 2021**

File: EDA0371/25

*Vide: GB.2*

Alterations, additions and associated works to an approved residential flat building (an amending Development Application to DA0038/23) under the provisions of SEPP (Housing) 2021

**THE PANEL RESOLVED:**

- A. Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, refuses development consent to eDA0371/25 for alterations, additions and associated works to an approved residential flat building (an amending Development Application to DA0038/23) under the provisions of SEPP (Housing) 2021 on land at 26-30 McIntyre Street, Gordon for the reasons provided in the Development Assessment Report.
- B. Date of Decision: 15 December 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the reasons for refusal.
- D. How community views were taken into consideration: The views of the community were requested by way of notification of the application in accordance with the Council's Community Participation Plan and there were three submissions which were considered as part of this decision.

Voting: Unanimous.

KLPP29 **74 Ridge Street, Gordon - Torrens Title subdivision of one lot into two lots, alterations and additions to existing dwelling and associated works.**

File: EDA0479/25

*Vide: GB.3*

Torrens title subdivision of one lot into two lots, alterations and additions to

existing dwelling and associated works.

**THE PANEL RESOLVED:**

- A. THAT the Ku-ring-gai Local Planning Panel, exercising the functions of Ku-ring-gai Council, as the consent authority, pursuant to Section 4.16 of the Environment Planning and Assessment Act 1979, refuses development consent to eDA0479/25 for Torrens title subdivision of one lot into two lots, alterations and additions to existing dwelling and associated works - Heritage Item on land at 74 Ridge Street GORDON NSW 2072, for the reasons provided in the Development Assessment Report.
- B. Date of Decision: 15 December 2025
- C. Reason for the decision: The Panel concurs with the recommendation in Council's Development Assessment report and the reasons for refusal.
- D. How community views were taken into consideration: The views of the community were requested by way of notification of the application in accordance with the Council's Community Participation Plan and there were no submissions received.

Voting: Unanimous.











*The Meeting closed at 10:47AM*

The Minutes of the Ku-ring-gai Local Planning Panel Meeting held on 15 December 2025  
(Pages 1 - 4) were confirmed as a full and accurate record of proceedings by  
The Hon. David Lloyd KC on 15 December 2025.



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Chairperson